

## Attachment 3 – Southern Whangarei S32AA Evaluation

Recommended Amendment	Options Evaluated	Zone Criteria	S32AA Assessment
<p><b>Southern Whangarei – Retain LI zone with new Precinct</b></p>	<p>Refer to map below:</p> <ul style="list-style-type: none"> <li>• <b>Option 1</b> – Notified zoning of locations 1, 2, 4, 5 and 6 as LI.</li> <li>• <b>Option 2</b> – Rezone locations 1, 2, 4, 5 and 6 COM.</li> <li>• <b>Option 3</b> – Rezone locations 1 and 4 LI, and 2, 5 and 6 COM.</li> <li>• <b>Option 4</b> – Rezone locations 1 and 4 to new Special Purpose Zone – Large Format Retail, and 2, 5 and 6 LI.</li> <li>• <b>Option 5</b> – Rezone locations 1 and 4 to new Special Purpose Zone – Large Format Retail, and 2, 5 and 6 COM.</li> <li>• <b>Option 6</b> – Rezone location 1, 2, 4, 5 and 6 LI with a Precinct (providing to increased retail and food and beverage consistent with existing activities) (Recommended).</li> </ul>	<p><b>LI – SD-P24</b></p> <p><b>Contain existing range of industrial and large-scale retail activities.</b> Options 1 - 6 - Pass as the locations contain a mix of large-scale retail and limited light industry.</p> <p><b>Are in proximity to major transport routes.</b> Options 1 - 6 - Pass, the locations requested have existing access located in close proximity to State Highway 1.</p> <p><b>Enable adverse effects on proximate Living and Green Space Zones to be avoided.</b> Options 1 - 6 – Pass, the locations are separated such that adverse effects will be avoided.</p> <p><b>Have minimal existing active frontages at ground floor.</b> Options 1 - 6 - Pass, existing activities operate in large buildings with active frontages and footpaths. Noting that each activity is entirely separate.</p> <p><b>Have a supply of medium to large sized sites.</b> Pass, the area has a mix of medium to large sized sites.</p> <p><b>Are in proximity to key resource and infrastructure.</b></p>	<p><b>Costs and benefits</b></p> <p><u>Economic</u> Additional consenting costs will result from Options 1 and 3 should landowners wish to extend or increase retail activities onsite.</p> <p>Options 1, 4 and 6 will support the economic viability of the CC, MU and COM by minimising the sprawl of retail and food and beverage activities away from the CC.</p> <p>Options 2, 3 and 5 in contrast could result in loss of economic viability of the CC, MU and COM.</p> <p><u>Environmental</u> Options 1, 2, 5 and 6 would result in a consistent level of development control across the entire location. Consistency of permitted activities reducing potential risk of reverse sensitivity effects.</p> <p>Options 3 and 4 would result in an inconsistent level of development across the entire location.</p> <p><u>Social and Cultural</u> None known.</p> <p><b>Efficiency</b> Options 2 and 3 are equally efficient as Option 1 utilising zoning and provisions as proposed by Council.</p> <p>Options 4 and 5 are inefficient as the introduction of a new Special Purpose Zone</p>

		<p>Pass, the area is located to the south of Whangarei in close proximity to the State Highway and primary infrastructure.</p> <p><b>COM SD-P22</b>  <b>There is a range of existing commercial business and small-scale industry.</b>  Options 2, 3 and 5 - fail, the locations requested to be rezoned COM have the existing retail and food and beverage activities onsite:</p> <p><b>Good transport access is available.</b>  Options 2, 3 and 5 - pass, the locations requested have existing access located in close proximity to State Highway 1.</p> <p><b>The area is located within 1km of the City Centre Zone.</b>  Options 2, 3 and 5 - fail, the locations are further than 1km from the City Centre Zone.</p> <p><b>There is a low to moderate presence of active frontages at ground floor.</b>  Options 2, 3 and 5 - pass, existing activities operate in large buildings with active frontages and footpaths. Noting that each activity is entirely separate.</p> <p><b>There is a low presence of residential and retail activities.</b>  Options 2, 3 and 5 - fail, while the locations do not have residential</p>	<p>fails to comply with the requirements of the Standards.</p> <p>Option 6 is efficient by providing specific provisions for the continued operation and limited expansion of trade retail, general retail and food and beverage activities.</p> <p><b>Effectiveness</b>  Option 1 is effective as rules and zoning will adequately give effect to the LI zoning policy and zone objectives. However, Option 1 does not provide sufficient recognition of existing activities onsite.</p> <p>Options 2, 3 and 5 are ineffective as the zoning fails to meet the COM zoning policy.</p> <p>Options 4 and 5 are ineffective as the introduction of a Special Purpose Zone fails to comply with the requirements of the Standards.</p> <p>Option 6 is effective as the LI zoning will continue to meet the zoning policy, and the specific provisions will provide for the continued operation and limited expansion of trade retail, general retail and food and beverage activities.</p>
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Figure 1: Map of illustrating location of options considered.